



**STEPHEN PERRY SMITH**  
**ARCHITECTS, INC.**

**92<sup>ND</sup> STREET COMMONS**  
**WEST ALLIS, WI**  
**PROJECT NARRATIVE**

The proposed project, 92<sup>nd</sup> Street Commons, being developed by 92<sup>nd</sup> Street commons, LLC consists of a two (2) 19 unit apartment buildings located at on a double lot at 1803 & 1807 South 92<sup>nd</sup> Street. This deep narrow 2.17 acre site is bounded by 92<sup>nd</sup> Street to the east, the Chicago/Northwestern Railroad to the south, WE Energies easement to the west and a single family residence to the north. Access to the site is from the entrance at the southeast corner which is higher in grade adjacent to the railroad bridge and intentionally located such as to provide good sightline visibility to northbound traffic in lieu of the lower grade to the north. The access drive ramps down to the west lower building grade terminating in the surface parking area between the buildings. The placement of the mirror twin buildings is parallel to the northern property line(s). Each building features individual walk-up access to each unit around the four sides of the building, with the entrances grouped where possible and parking garages for half the units. Surface parking for 50 cars is provided for a total parking of 68 cars. The garbage collection is from an enclosed dumpster centrally located within the southern parking bay.

Each 19 unit apartment building consists of a mix of six (6) two bedroom units, twelve (12) one bedroom units and one (1) studio unit with nine (9) garages having direct access to the units. The architecture is meant to be reminiscent of an Arts & Crafts bungalow style through the color palette, the detailing and use of character giving elements such as columns, brackets and trellises at entrances and balconies and shingle/vent infill of the gables. The building siding materials consist of a predominantly horizontal cement fiber siding and stone veneer punctuated with either paired patio doors or double hung windows and raised panel entrance doors and garage doors. The architectural grade shingle roofs are broken down in scale through the use of gables and hipped conditions. The building(s) mass is articulated with the expression of units in both a horizontal and vertical plane. The placement of the garages has been spaced to allow for living units and entrances to visually break-up the façade and returned on the interior sides to minimize the amount of garage doors on the front elevation.

The project monument sign at the entrance drive recalls architectural elements from the buildings including the stone, columns and trellis.

The site lighting features energy efficient pole mounted single head and double head BetaLED lights to illuminate the drive and parking areas. Additional Arts & Crafts wall sconces will highlight the entrances and provide addition building ambient lighting.

The landscape design is intended to serve both functional and aesthetic purposes. While the primary purpose of landscaping is in the screening of the project from the neighbors and of the parking from the street, the landscape design also serves to complement the building architecture, to accent vehicular and pedestrian entrances and to provide visual privacy of the patios.